LOT 33 UNIT 1 CEDAR SPRING SHORE
ORB 486-365, 627-285, 627-286, 6

BRESHEARS ROBERT D/BRESHEARS DEBORAH A
372 SW BLUFF DR
FORT WHITE, FL 32038

2026

18-7S-16-04236-013

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	47,237
UOP	90	25		22	601
USP	360	35		126	3,444
TOTALS	2,178			1,876	51,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,876	113.9000	68.34	128,206	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2003 Heated Area: 1728 HX Base Yr 2003



372 SW BLUFF DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		51,282
TOTAL MARKET OB/XF VALUE		16,109
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		142,391
SOH/AGL Deduction		25,402
ASSESSED VALUE		116,989
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		65,578
TOTAL JUST VALUE		142,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,391

SALE:1:1: LONG TERM FINANCING

XFOB:1:1: 1991 HOMES OF MERIT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0943/2730	1/11/2002	WD	Q	V		30,000
GRANTOR: DERL O BROWN & PATRIC						
GRANTEE: ROBERT D & DEBORAH						
0627/0285	7/02/1987	AD	Q	V		19,000
GRANTOR: HOPKINS JOSEPH						
GRANTEE: BROWN DERL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 USP= N12 W30 S12 E30$ W48 S27 E35 UOP= S6 E15 N6 W15$ E29 N27$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0210	GARAGE U	0	100	24	24	1.00	UT	0.00	0.00	100	0	0	3	100	3,133	
2	0040	BARN,POLE	0	100	14	36	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0084	DOCK-RIVER	0	100	0	0	420.00	UT	14.50	14.50	100	1991	1991	3	40	2,436	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
6	0166	CONC,PAVMT	0	100	24	24	576.00	UT	2.50	2.50	100	2008	2008	3	100	1,440	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 16,109

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							

REVIEW DATE 07/16/2015 BY TW Total Acres: 1.05 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/08/2026 BY SYS